



OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY AGENDA REPORT

MEETING DATE: 3-28-13

CONTROL NO:

ITEM NO: 2

SUBJECT: LONG RANGE PROPERTY MANAGEMENT PLAN

AND

RESOLUTION NO. OB 13-20

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER ARTESIA REDEVELOPMENT AGENCY AND TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

FROM: SUCCESSOR AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY

PRESENTATION BY: JUSTINE MENZEL, DEPUTY EXECUTIVE DIRECTOR

Recommendation

That the Oversight Board:

- 1) Receive and review the Long Range Property Management Plan of the Successor Agency to the Artesia Redevelopment Agency pursuant to Health and Safety Code Section 34191.5; and
- 2) Direct staff to adjust for any clarifications of the plan; and
- 3) Adopt Resolution No. OB-20, approving the Long Range Property Management Plan for the two Capital assets as listed in the "other funds" Due Diligence Review Report submitted to the Department of Finance.

Discussion

Pursuant to Health and Safety Code Section 34191.5, each successor agency must prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be

submitted to the oversight board and the Department of Finance ("DOF") for approval no later than six months following the issuance to the successor agency of the finding of completion.

Furthermore, section 34191.5(c)(2) shall address the use or disposition of all of the properties in trust. Permissible uses include the retention of the property for governmental use, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

URGENT GERMANE PURPOSE

On March 19, 2013, Assemblywoman Cristina Garcia along with her Legislative Director Rob Layne met with DOF on behalf of Artesia to expedite the reimbursement of \$893K from the Agency to the City using bond funds which have been previously requested on ROPS II and III and listed on ROPS 13-14A. The response from DOF was that the City has completed three of four items needed. The three items completed are the payment to the County Auditor of unobligated balances following the completion of the Housing Due Diligence Review and the Non-Housing Due Diligence Review, the payment of unpaid pass through payments for fiscal year 2011-12 and any surplus payment identified in a demand from the County Auditor prior to July 9, 2012. The last item referred to is the Long Range Property Management Plan. The DOF told the Assemblywoman that the Agency can submit this requirement now and it would be the final piece of information needed for the DOF to approve an *expedited* reimbursement request. This expedited request would then take only 2-3 weeks to process upon submission of the Long Range Property Management Plan.

Upon hearing this and applying the requirements of Health and Safety Code Section 34191.5, the Interim City Manager/Interim Executive Director has called for an urgent special meeting of the Oversight Board for the purpose of approving the Long Range Property Management Plan and resolving the open claim from the prior and current ROPS periods for an advancement of monies under contract and paid by the City of Artesia.

The Long Range Management Plan lists two properties because these are the only two properties in which the former redevelopment agency retains an interest. The one property on Corby Avenue (18510 Corby Avenue) was acquired with the use of redevelopment bond funds for use as a municipal parking lot and is currently held in the name of the Artesia Parking Authority. That property has already been developed together with an adjoining parcel into a municipal parking lot that is now open to the public. The second property is located at 17202 Alburdis Avenue and was acquired to provide parking and storage for the City's Public Works and maintenance yard. Both properties are currently put to municipal governmental use and are integral to the operations of the adjoining properties that are put to the use mentioned herein. Thus, the Successor Agency intends that the Successor Agency's interest in these properties will eventually be transferred to the City as governmental used property pursuant to procedures specified in the redevelopment dissolution law. That action will be brought to the Oversight Board for approval at a future point in time.

BOARD ACTION

Staff recommends that the Oversight Board for the Successor Agency to the Artesia Redevelopment Agency adopt Resolution No. 13-20, approving a proposed Long Range Property Management Plan and taking certain other related actions.

ATTACHMENT

Resolution No. OB 13-20

RESOLUTION NO. OB 13-21

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY
APPROVING ACTION MINUTES FOR THE OVERSIGHT BOARD
MEETING OF FEBRUARY 26, 2013

RECITALS:

A. Health and Safety Code Section 34179 (e), as amended by AB 1484, provides that all actions of Oversight Boards to redevelopment Successor Agencies are to be adopted by resolution.

B. One action required at most Oversight Board meetings is the approval of the minutes of the Board’s prior meeting(s).

C. Since this is an action of the Oversight Board, approval of action minutes must be done by resolution to be in conformance with AB 1484.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this resolution.

Section 2. This Resolution is adopted pursuant to AB 1484.

Section 3. The Oversight Board for the Successor Agency hereby approves the action minutes of February 26, 2013 as presented.

Section 4. The officers and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this 28th day of March, 2013.

WILLIAM HOLT, CHAIRMAN

ATTEST:

GLORIA CONSIDINE, BOARD SECRETARY

I, Gloria Considine, Secretary of the Oversight Board for the Successor Agency to the Artesia Redevelopment Agency, do hereby certify that the foregoing resolution was introduced and adopted at a Special Meeting of the Oversight Board for the Successor Agency to the Artesia Redevelopment Agency, on the 8th day of January 2013, by the following roll call vote:

AYES: BOARD MEMBERS: Delawalla, Lingad, Nguyen, Wardle, Powell, Ray and Holt
NOES: BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: None
ABSTAIN: BOARD MEMBERS: None

GLORIA CONSIDINE, BOARD SECRETARY

SUCCESSOR AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY

County of Los Angeles

Exhibit "A"

Long Range Property Management Plan

AB 1484 Health and Safety Code Section 34191.5

		18510 Corby Ave. Artesia	17202 Alburtis Ave. Artesia
H&S Code Section 34191.5 (c)(1)(A-H)	Proposed Disposition of Property	Transfer properties listed on Due Diligence Report of "Other Funds" to the City for retention of public assets upon Finding of Completion	
A	Acquisition Date	4/13/2009	3/31/2011
	Value at Time of Purchase	\$1,736,639	\$296,805
	Estimated Current Value	\$1,736,639	\$296,805
	Value Basis	Book	Book
	Date of Estimated Current Value	6/30/2012	6/30/2012
B	Purpose for which property was acquired	Municipal public parking facility	Municipal public works facility
C	Assessor Parcel Number	7039-002-901	7035-020-901
	Lot size	24,160 square feet	6,630 square feet
	Current zoning	MR	M2
	Zoning definition	multi-family residential	heavy manufacturing and industrial
D	Estimate of current Parcel Value	unknown	unknown
	Appraisal Information Available	None	None
E	Estimate of Income/Revenue	New, maybe \$100,000 annually	No program income or tenants
	Contractual Requirements for use of Income/Revenue	Artesia Parking Authority	N/A
F	Environmental History	None	None
G	Potential for Transited Oriented Development	This parcel adjoining a non- agency parcel developed as a municipal public parking facility	This parcel adjoining a non- agency parcel developed as a municipal public works facility
	Advancement of Planning Objectives of Agency	No further objectives and shall remain as a municipal public parking facility	No further objectives and shall remain as a municipal public works facility
H	History of Previous Development Proposals and Activity	Consistent with Redevelopment Implementation Plan and bond covenants	Consistent with Redevelopment Implementation Plan and bond covenants
H&S Code Section 34191.5 (c)(2)	Use of properties in trust	18510 Corby Ave. Artesia	17202 Alburtis Ave. Artesia
	Property type	Parking lot/structure	Public Building
	Permissible Use*	Governmental Use	Governmental Use
	Permissible Use Detail	Municipal public parking facility	Municipal public works facility

*Future transfer to City of Artesia for continued municipal governmental use

3/27/13